



GSA Public Buildings Service

Supplemental Lease Agreement  
Number 1

Lease Number: GS-09B-02615 Date: April 14, 2011

7388 N. Remington Avenue, Fresno, CA

THIS AGREEMENT, made and entered into this date by and between Dror Geron, dba Geron Properties

whose address is: [Redacted]

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 45, 46, and 47 are hereby added:

"45. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$499,228 inclusive of all management and architectural fees."

"46. The total cost for Tenant Improvements in the amount of \$499,288 exceeds the tenant improvement allowance of \$136,694.80 (22.26/ABOA SF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$362,533.20. The Lessor shall construct all Tenant Improvements in accordance with Short Form Lease Amendments to Lease GS-09B-02615, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$362,533.20 pursuant to Paragraph 47, herein. The Lessor hereby waives restoration as a result of all improvements."

Continued on Sheet 1

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Dror Geron, dba Geron Properties

By [Signature] (Signature)

owner (Title)

In Presence of [Signature] (Signature)

[Redacted] (Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature] CONTRACTING OFFICER (Official Title)



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**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 1 TO LEASE #GS-09B-02615**

"47. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoices, in the amount not to exceed \$362,533.20 shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – San Francisco  
Attention: Elaine Styer  
450 Golden Gate Ave  
3<sup>rd</sup> Floor East  
San Francisco, CA 94102

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

"48. Tenant Improvements will be constructed per Construction Drawings provided by The Vincent Company, dated March 10, 2011, marked Delta 3 Budget Revisions."

All other terms and conditions of the Lease shall remain in force and effect.

Initials:

D.S.  
Lessor

&amp;

PS  
Government